

Design Guide

Large Format Retail Zone

CONTENTS

INTERPRETATION

1 DESIGN INTEGRATION AND COHERENCE

2 SITE LAYOUT

- Coordinated planning
- Mid-block connections
- Car parking and servicing location and design

3 BUILDING HEIGHT, BULK AND FORM

- Bulk and form
- Light and outlook
- Wind effects on public open space

4 BUILDING DESIGN AND APPEARANCE

- Visual interest
- Building top design
- Materials and detailing

5 FRONTAGE DESIGN

6 HOUSING DESIGN

- Part A: All townhouses
- Part B: All apartments

INTERPRETATION

Application

Sections 1-5 apply to all new buildings or additions in the zone.

Section 6 applies to all residential development **with the exception of Retirement Villages, and** irrespective of the number of units or floor area:

Part A applies only to townhouses.

Part B applies only to apartments.

When a residential development includes both townhouses and apartments then the relevant parts of section 6 of this guide will apply to each housing type within that development.

Relevance

Only design objectives and guidelines that are relevant to the specific site, setting and development type should be applied.

Prioritisation

The relative importance of those guidelines that apply to any project may vary from project to project. In this case, while all relevant guidelines should be considered, those that are critical to achieving the design objectives of this guide should be prioritised and any priorities should be confirmed with Council in pre-application discussion.

Explanations and illustrations

The italicised text under each guideline, the images and their captions are to explain and assist interpretation of the guideline to which they relate, and the images are to illustrate principles rather than describe approved design solutions.

1 DESIGN INTEGRATION AND COHERENCE

- Design objective*
- O1.1 To optimise the quality of the outcome with an integrated, comprehensive design approach.**

- Guidelines*
- G1.1 Consider all relevant guidelines together.
- There should be clear and integrated site layout and building design strategy, and coherent aesthetic composition of buildings.*
- Considering all design and planning matters together is to achieve a design outcome that is optimal for its site, and which will be a coordinated and integrated response to the full range of relevant issues rather than a piecemeal response to individual guidelines.*
- Optimisation of design outcomes in relation to the full range of objectives and guidelines recognises trade-offs are likely to be required, but good design will reconcile different demands and deliver an acceptable outcome in all respects.*



Integrated design with a major retail facility reconciling expression of corporate branding with formal articulation of a large building form, frontage to the street, legible entry and circulation, and landscaped carparking.

2 SITE LAYOUT

Coordinated planning

- Design objective*
- O2.1 To ensure buildings are located on site and planned to shape positive open space, and complement the buildings, sites and streets around them.**

- Guidelines*
- G2.1 Design buildings and related accessways and spaces together considering the whole of the site, and relation to the street and neighbouring buildings.

Coherent and coordinated site planning involves considering the location and orientation of building forms, entries and windows, activities within and supporting the building in relation to adjacent buildings as well as the street and the buildings spaces around.

Open spaces are shaped by building placement and form, and considering building and open space together at when planning the site will allow the amenity of both interiors and related open spaces including access and service areas related to the building to be optimised.

Sites in the large format retail zone are likely to accommodate off-street parking at or visible from the frontage. In this instance the setbacks must be part of a comprehensive whole of site layout plan that is coordinated with the developments around, and the space or spaces should be landscaped and a high level of amenity for pedestrians entering or leaving the site is required.



This building fronts to both parking at the side of a building and the street edge, and also provides legible access for pedestrians.

Mid-block connections

Design objective
O2.2 To facilitate easy, safe and convenient pedestrian movement within the zone.

Guideline
G2.2 Retain and enhance existing pedestrian thoroughfares and create new mid-block links where they will enhance connection and walkability through the zone.

These should be located where the urban block is very large and where good linkages currently do not exist. They should be provided where they give more convenient access between recognised destinations, and where a link would contribute to realisation of Council’s plans for revitalising this part of the city. Connections should contain some potential for edge activation and be safe and legible which means ensuring clear sightlines, good lighting, and providing for informal surveillance from activity at their edges.



Mid block connection provides for occupation at its side as well as public pedestrian access

Car parking and servicing location and design

Design objective
O2.3 To provide for convenient and functional vehicle access, servicing and parking in a way that maintains a high level of public realm amenity.

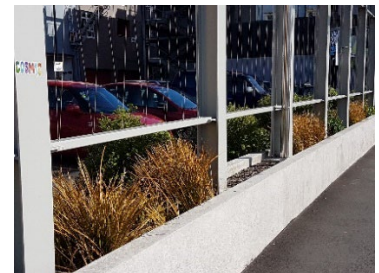
Guidelines
G2.3a Locate parking to be visually integrated with good quality building and landscape design and ensure it does not compromise the quality of the street and any adjacent public open space, nor the experience for pedestrians.

All carparking areas including any setbacks from the frontage for parking should be landscaped, with plant and tree species selected to maintain views between the buildings and public space. Sufficient planting including trees should be used in large areas of carparking to break down their perceived extent and avoid visual dominance.

Planting around driveways and parking areas should maintain key sightlines for drivers and also the pedestrians who will also move through these spaces. Provide sufficient space for the roots of trees to enable their successful establishment, growth and ongoing viability.



Car-yard parking at a street corner enhanced with large trees at the boundary



Landscape treatment to the street edge of a carpark including a frame, low wall and planting

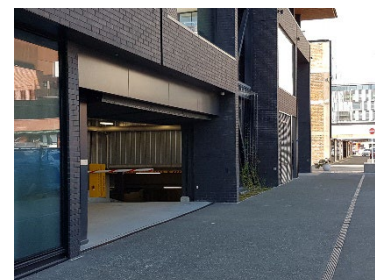


Parking at the street edge integrated with planting

- G2.2b Locate and design servicing and storage areas to not compromise publicly relevant activity at the street edge, nor the main entry to the building.

Poorly located service areas impact on the perception of the vitality and interest of the street (with consequences of deterring pedestrians, thereby compromising other activities on the street) and have adverse public safety effects.

Service and waste management areas should be behind, beside or within the building to not be prominent in views from the street. If located near the street they should be screened, with the screening part of a coordinated building and landscape solution.



Recessed and architecturally integrated service and parking entry unobtrusively located off a service lane away from primary entrances and shopfronts

- G2.2c Locate and design vehicle entrances and on-site vehicle circulation to maintain street edge amenity and safe, convenient and attractive access for pedestrians.

This means integrating vehicle circulation with good quality pedestrian facilities that connect with the wider footpath network and address pedestrian desire lines, and ensuring on-site vehicle circulation does not visually dominate any street edge.

3 BUILDING HEIGHT, BULK AND FORM

Bulk and form

- Design objective*
O3.1 **To ensure new buildings fit into their site without visually dominating buildings, streets and spaces around.**

- Guidelines*
G3.1 Reduce the apparent bulk of conspicuously large and tall buildings with modelling of building form and façade.

This is particularly important when a building is much taller and/or much wider than those around and its façade is conspicuously larger and potentially visually dominant. Techniques that might be used include variation in form along the plan and/or around relevant elevations and introducing smaller and/or lower secondary building forms that achieve a scale transition along the street façade. Changes of colour, texture and material may contribute to this effect however will not be as successful as subdivision and variation of form.

A combination of projecting forms and setbacks can be effective, as well as secondary elements such as, for example, balconies, box or bay windows and expression of structural elements.



Subdivision and modelling of form and façade to reduce the apparent visual bulk of a building

Light and outlook

- Design objective*
O3.2 **To provide for and maintain reasonable light, outlook and internal amenity.**

- Guideline*
G3.2 Shape and locate building forms to maintain light and outlook for interior spaces within the building and sunlight for residential components of any development.

Risk to light and amenity within existing buildings is a consequence of ongoing infill and intensification of development. The level of amenity which building

occupants can reasonably expect in a zone with a mix of uses should be addressed to give some certainty to both existing and new development, and this becomes important as residential activity occurs in the zone. This means providing setbacks and window orientations to maintain reasonable daylight and outlook on site as necessary to be fit-for-purpose for the intended use, even if development on an immediately adjacent site is built to the maximum height right on the boundary. For clarity, outlook is to provide a sense of the outside environment and daylight but does not equate to providing for distant views.

Wind effects on public open space

O3.3 *Design objective*
To ensure that the wind effects arising from conspicuously large, tall and exposed buildings do not compromise the safety and amenity of the adjacent public realm.

G3.3 *Guideline*
 Model the form of buildings and add shelter elements as appropriate to mitigate any likely adverse wind effects that would otherwise compromise the safety and amenity of the public realm and the common spaces within any residential development.

Where a building is conspicuously taller than those around, and /or exposed to prevailing winds it is likely to cause downdrafts which can compromise the safety and amenity of the adjacent public realm. This may be mitigated by modelling the building form, and/or shelter at ground to deflect severe downdrafts and protect public areas at the base of the building. In instances where it is predicted that significant adverse wind effects could result, then expert technical assessment and advice may be requested and wind tunnel testing may also be necessary.

4 BUILDING DESIGN AND APPEARANCE

Visual interest

O4.1 *Design objective*
To achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration.

G4.1a *Guidelines*
 Create visual interest in the composition, formal articulation and detail of building facades as viewed from the street.

This is primarily achieved with variation in form and including shadow-casting elements. At the level of fine grained detail this includes expressing texture, openings, structure, construction modules and components. Fine-grained visual interest is particularly important in pedestrian-oriented areas, due to low viewer speeds and close-range viewing. However buildings in the large format retail zone will typically be experienced by a moving viewer in a car, and this justifies expressing larger scale elements rather than fine detail for those parts of buildings in such views.

Varying materials and textures and offsetting façade planes might be utilised in combination with windows



Shading devices articulate the façade of this large format building

and other openings to enliven an otherwise flat blank wall. Colour or tone variation might be introduced, but should complement rather than substitute for expression of form and detail in creating visual interest. Variation in building form and of the roofline of wide facades will also contribute to visual interest.

Conspicuously large, long blank walls should be avoided. However, a flat wall surface may be used to balance other more complex parts of a façade and may also provide contrast and visual relief, or a scale relation to an adjacent larger building. Whether a blank wall is monotonous or not therefore depends on its orientation and context, and its size and proportion in relation to other parts of the building façade and the extent to which it includes architectural modelling and surface variation.

Any design solution should be aesthetically integrated with the three-dimensional form of the building as a whole, and all elements and measures applied for this purpose should be part of a coherent façade composition.



Colour and form create visual interest at a building entrance



Articulation of a large box form with modelling of form and variation of surface

- G4.1b Create visual interest in the roofs of large floor plate buildings that are prominent in view from elevated publicly accessible sites.

Consideration should be given to the subdivision and modelling of large roof planes, variation of roofline and eaves including those viewed from below, and expression of plant and service enclosures as an aesthetic feature on the roof. In all cases modelling and variation should be driven by a compositional idea rather than being random and expedient.



Visual interest created with change to roof plane and visual expression of services on the roof-top

Building top design

- Design objective*
O4.2 To achieve integrated building top and roof design.

- Guidelines*
G4.2 Integrate the building top and roof, including plant and services, as an explicit and coherent part of the overall composition of the building.

This necessitates considering the top of the building as a 'fifth elevation' and integrating it into the conceptual design and formal composition of the building. Rooftop services and plant should be integrated into the architectural concept for the building, and either screened or expressed as an architectural feature. In all cases the roof design and any expression of building top should be coordinated and consistent with the aesthetic of the bulk of the building below.



Plant enclosures as sculptural forms on a rooftop

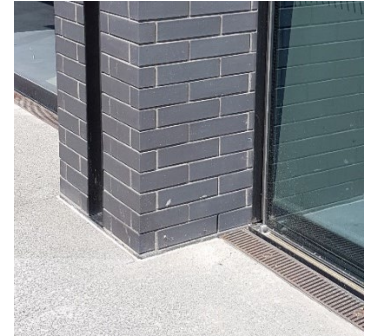
Materials and detailing

- Design objective*
O4.3 To ensure materials and detailing are suitably robust and fit-for-purpose in order to maintain their appearance over time.

- Guideline*
- G4.3 Use physically robust, readily maintained materials, finishes and details in areas that are prone to damage or vandalism.

Areas prone to wear and tear include steps and stair landings, ground level façades and low walls at the street edge, the soffits of verandas and service areas such as truck docks. The design and specification of these elements should ensure they are sufficiently robust and can be readily repaired if damaged or vandalised.

This requires, for any situation where damage or vandalism would be realistically possible or likely, identification of general construction and material type and any features which would assist with prevention or mitigation of damage.



Robust materials at ground level, in this case brick masonry, glass and heavy gauge steel

5 FRONTAGE DESIGN

- Design objective*
- O5.1 **To achieve street and building edges that are visually interesting and active, and which contribute to the safety and attractiveness of the large format retail zone.**

- Guidelines*
- G5.1a Orientate building frontages to the street and public realm, including shopfronts, windows and public entrances facing the street, Te Awarua-o-Porirua Harbour, and large publicly accessible spaces including the main carparking areas within the development.

This includes providing shopfronts and frequent building entrances fronting to all primary street edges and to customer carparks.

While it is likely that much development will be set back from the street in this zone, street-facing windows and shopfronts remain important. Entrances and visual connections between building interiors and adjoining streets and other public spaces should be to a degree appropriate to the public visibility of the location and the intended function of the building.

Buildings adjacent to and facing onto Te Awarua-o-Porirua Harbour should have positive frontage treatments. This will include entrances and windows and the façade composition and quality should respond to orientation and public viewing distances. Service and storage areas should not be in public view at these frontages.

As well as providing visual interest to the façade and a sense of the function of the building, visual connections allow overlook and informal supervision which is important for the safety and amenity of the public realm.



This drive-in restaurant on a corner site is located at the edge of an arterial street, with shopfront windows, a main entry for pedestrian at the footpath, and a north facing outdoor dining area at the edge of a secondary street. Carparking is located conveniently but unobtrusively behind and beside the building.

- G5.1b Provide visual interest and activity at building edges facing the street and other large open spaces such as public carparks, including multiple entries to any ground floor frontage which is conspicuously wider than those around.

Large scale activities with conspicuously wide frontages should include multiple entries along the frontage length, and/or may be complemented with small scale and narrow frontages to achieve diversity and contribute to an active street edge. However, when a building is set well back from the frontage and is in a vehicle-oriented setting then this articulation of shopfronts is not necessary.



A long frontage articulated with multiple shopfronts at ground

- G5.1c Locate publicly relevant activity at ground level and in view from the street and other publicly accessible spaces within the zone to contribute to vitality and safety.

Publicly relevant activity includes retail, commercial and institutional uses, all being activity which is not privacy sensitive and to which the public may have physical access.

Storage, back of house and service activities are not appropriate at prominent street edges, although might be acceptable if along service lanes, or if appropriately screened.



Visibility of industrial process adds interest to the street edge

- G5.1d Design building entrances to be suitably spacious, comfortable and legible.

This may include space and features between the street and/or other publicly accessible open spaces and the building interior that signal the location of entrances, enhance the sense of arrival and provide shelter. Cover at entrances is desirable to prevent water ingress during inclement weather and will also contribute to legibility of entrances, and visual interest along facades.



Expression of building entry with a combination of shelter, space, architectural expression and colour

- G5.1e Design shopfronts to maintain visual transparency and contribute visual interest and night-time spill lighting to the street edge and other publicly accessible spaces within the zone.

Glass type should maintain visual connection between public spaces and building interiors. Heavily tinted or reflective glass is not appropriate at street edges. Solar control should be addressed by other means which maintain a visual connection between the ground floor shopfront and the public realm.

- G5.1f Ensure any landscape treatments establish conditions of visual interest, amenity and safety within the development and enhance the street edges.

Buildings in the large format retail zone will often be set back from the street edge. In these instances, hard and soft landscaping elements should be introduced to add recreational amenity and present a positive image to the street. Particular consideration should also be given to landscaping and planting along the edges of Titahi Bay Road where the backs of buildings face onto entrance routes to and past the city centre.



Landscape at the street frontage contributes to streetscape, image and quality of building entrance

In undertaking landscaping, any relevant Council public space and landscape strategies and plans should

be considered, including relation of planting type, layout and species to existing public realm landscaping, and continuity of planting arrangement and type between adjoining and adjacent sites. Consideration should be given to if and how any space might be occupied, and any routes through it.

Crime Prevention through Environmental Design (CPTED) principles must be considered in all landscape design work. This includes ensuring planting types and locations allow visibility at and below eyeline and avoid potential for concealment and/or entrapment in any area of planting to which the public may have access.



Street edge landscaping including trees assists with integrating carparking and enhances the street edge

- G5.1g Provide separate entrances and internal circulation to residential and any other activity within a mixed-use building.

Street entrances and internal circulation that separate residential activity from any other uses can readily be planned into any new building intended for a mix of uses including multiple residential units. However, this separation is not important where commercial and a single dwelling are combined within a single unit.

Where an existing building is being converted to include residential in addition to other uses, this separation of entrance and circulation should be provided wherever practicable.

6 HOUSING DESIGN

PART A

ALL TOWNHOUSES

Application

These design objectives and guidelines apply only to 'townhouse' developments and not to apartments.

A1 Integrated building form and open space

- O1 *Design objective*
To integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces.

- G1a *Guidelines*
Design buildings and related private open spaces together so that dwellings define sunny, attractive and accessible private open spaces.

Considering building and open space together at the stage of site planning will allow the amenity of both interiors and private open spaces to be optimised. Buildings should be of a height, orientation and located to define sunny external spaces which in turn provide for outlook, daylight to dwellings and sunlight to main



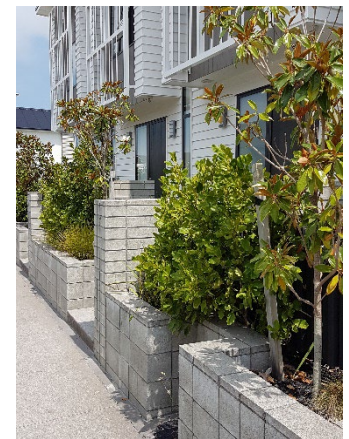
living rooms and private outdoor spaces. The form of buildings and their placement and orientation relative to each other will also assist in achieving some privacy for these open spaces.

Private outdoor space should not generally be positioned solely at ground level between the dwelling unit and any road boundary. If fronting the street, consider how a small part of the space might be screened for visual privacy at the same time as visual connection is maintained over the street.



- G1b Provide garden spaces which include potential for tree planting.

Large trees and/or areas of massed planting are desirable for visual amenity within the development as they can provide a high-quality outlook from dwellings, and privacy for and between units. When selecting and locating trees the mature height and canopy size and required growing conditions should be considered to both ensure successful growth and avoid conflict with buildings and services. Deciduous trees offer the benefits of summer shade and winter sun and should be placed so that leaf drop does not cause maintenance problems.



Trees are possible even in narrow front yards

A2
Planning for amenity

- O2 *Design objective*
To achieve reasonable sunlight and daylight to and outlook from dwellings.

- G2a *Guideline*
Ensure that at least one living area within each dwelling receives reasonable sun during the day.

Design for sunlight is fundamental to residential amenity and good residential planning. The potential to achieve sun depends on building form, plan configuration and the orientation of dwellings, so should be addressed at the site planning stage. This will be ideally for around four or more hours per day in mid-winter.

There may be circumstances, such as when building on a south-facing slope and/or where shaded by other buildings, where a small proportion of the dwellings in a development (generally not more than 15-20% of the total) might receive less mid-winter sun than this. However, in all cases, all dwellings should receive winter sun. Skylights should also be considered in circumstances where poor site orientation or shading by neighbouring development compromises solar access.

Consideration should also be given to summer sun-shading in north and west facing windows Summer

shading becomes increasingly important when windows are very large. While specific shading devices might be used, summer shading is often readily provided with eaves and roof overhangs. Cross-ventilation is also desirable for summer cooling.

- G2b Provide for outlook from all units.
Windows should be orientated to optimise the views available from each unit, while also considering relation to the sun and reasonable privacy for neighbouring units. At a minimum the plan configuration and façade design should ensure every unit, and particularly its main living area, has an outlook over a space large and open enough to give a sense of the outside environment.

A3
Access and circulation

- Design objective*
O3 To achieve high quality, legible and efficient circulation to dwellings.

- Guideline*
G3 Make circulation to dwellings efficient, convenient and understandable.
Safe, efficient and convenient pedestrian access should be provided within the development and linking to the external footpath network. Routes should be continuously paved, direct, clear and suitably generous. Individual dwelling entrances should be visible and might be highlighted by design to help people to orientate themselves. Landscape and paving design can also help to direct people to dwellings, and planting configurations should aim to ensure when vegetation is mature that visibility is maintained.



Legible entrances face the street

A4
Garage and carparking location

- Design objective*
O4 To minimise the visual impact of garages and car parking on the streetscape.

- Guideline*
G4 Place garaging generally beside or behind the house and restrict the amount of parking in any front yard.
Garage doors should generally be set back further from the street edge than the front face of the building. In general it is desirable to place garages to the south of the dwelling allowing for habitable rooms to be on the sunny sides of the dwelling.

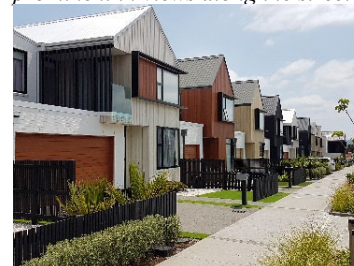
Carparks dominating street edges have serious negative visual amenity and streetscape effects. They limit potential for planting in the front yard, and often signal low quality development and compromise the image for the local neighbourhood. Also, multiple vehicle crossings typically associated with this compromise pedestrian amenity and safety.

There will be circumstances where it may be reasonable to consider a parking space, garage (or carport) at the street frontage. These might include where:

- topography makes location elsewhere impracticable;*
- provision at the street edge would result in a higher amenity outcome for both the unit served and immediate neighbours;*



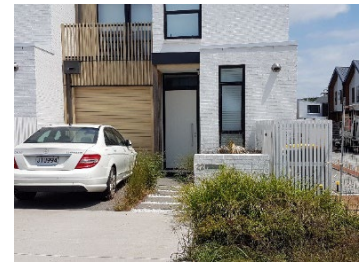
Entry porches and windows to habitable rooms fronting to the street. Single garage doors are located at the frontage but are not prominent in views along the street



Garages recessed behind the frontage of the dwellings are visually unobtrusive

- such provision would not lead to excessive visual domination of any street edge by parking, servicing or garages; and
- the design of the parking space, garage or carport and the landscaping around it is such that parking provision is both unobtrusive and well-integrated into the street edge.

Nevertheless, this should be at most a minor proportion of the total frontage width to allow for front yard landscaping and the dwelling entrance.



Garage in a terraced housing development is unobtrusively located next to the front door and well back from the street edge

A5 Visual privacy

O5 *Design objective*
To provide reasonable internal visual privacy for all units within a development.

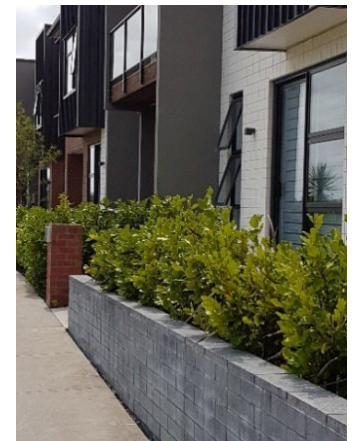
G5 *Guideline*
Provide for reasonable visual privacy within and between units by considering the relative placement of rooms and related private open spaces, and the orientation and design of windows.

Privacy can be provided by avoiding windows of adjoining dwellings directly facing into each other at close range, or directly into the private open space of a neighbouring dwelling and by considering the relative location and orientation of internal rooms, windows and private open spaces.

Fences, and strategically located screens and trees or other substantial planting can also contribute to privacy. However, when considering screening, privacy should be balanced with the need to also provide for sun and outlook.

It is not necessary to provide absolute privacy by planning and design as window treatments such as blinds, screens and louvres which are commonly available and readily adjusted by the occupants as required will also be used to provide privacy to internal spaces. However these should complement but not substitute for planning and design for privacy.

Ground level rooms at the street side should have some level of privacy protection either through the use of building setbacks, the placement of landscaping elements and/or features between the street boundary and dwelling, or elevating the ground floor above the street boundary.



Privacy achieved with frontage setback and planting



Privacy at a street corner achieved with a shallow setback, louvres at high level and internal window treatments

A6 Servicing

O6 *Design objective*
To provide for servicing that is suitably generous, convenient and visually discreet.

G6a *Guideline*
Provide for convenient and discreet rubbish and recycling storage.

All parking and servicing, including management of rubbish and recycling, should be provided in a way that maintains the amenity of common spaces within the development and the adjacent public realm. Parking should be located to minimise impact on the views from the street and from the units, and might be concealed under, within or behind parts of the building.

Provision for refuse collection and recycling should be well integrated into the development, ensuring that facilities are conveniently accessible for residents, and collection points are readily accessible to service vehicles and rubbish collectors. This should include consideration of discreet bin storage for each dwelling and may include a shared storage area for pickup. Rubbish facilities should be located to not dominate main entries and be visually unobtrusive. They should be designed to avoid noxious smells within common areas of the development or across the boundary.



Bin storage discreetly located and screened readily accessible from the front door and close to the street edge in this townhouse development

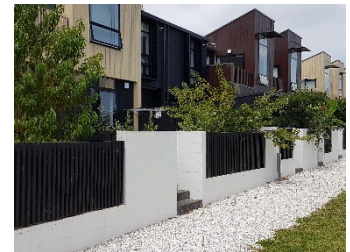
- G6b Provide for laundry facilities and drying
Provision should be made for outdoor laundry drying in locations where wind and sun will allow drying will occur. Potential drying spaces should be dedicated to each unit for security, not readily visible from the street edge nor prominent in views from the main living area of the unit served or any other unit.

**A7
Outdoor
living area**

- O7 *Design objective*
To ensure all outdoor living areas in a development are well-located, accessible and sunny.

- G7a *Guidelines*
Orientate the main private outdoor living area to the north and directly connect it to a main living room within the unit.

In order to meet the reasonably anticipated private open space needs of the expected occupants these areas should be provided with a degree of enclosure, shelter and privacy, and be oriented to receive sun at some stage during the day, all year round. These may be to the north, east or west of the dwelling served, but must be open to the north and receive north sun, even in midwinter, and must be directly connected to a living or dining room.



Well-defined, sunny private open spaces opening onto a common area



A sunny north-facing outdoor living area at the street edge, defined by a pergola and given privacy by planting and low walls

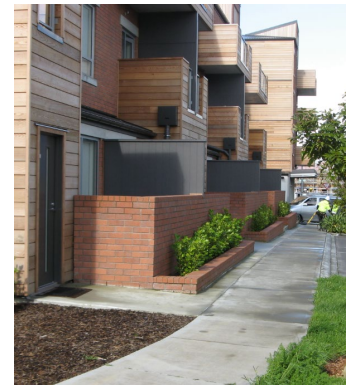


Rear yard given privacy by a combination of partial enclosure of that portion closest to the living room and low fencing and level change at the street edge.

- G7b Design outdoor living areas and related building edges and windows to screen any short range or excessive overlooking of or by neighbours.
Some overlooking can be expected however acceptable open space amenity will be achieved if there is a

reasonable degree of visual privacy to that portion of the ground level outdoor living area which is closest to the dwelling served. This most private area might be sufficient for outdoor dining and/or sitting unobserved in the sun.

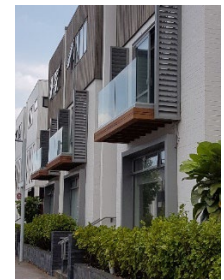
Privacy can be achieved by means of distance, orientation and relative position of windows, and/or screening devices such as balustrades, screens and/or planting. When screening is used, fragmentation and closure of the open space within a development and the restricted outlook and visual monotony that can result should be avoided. This might be by using higher screens to private and service areas, and low barriers to ensure common driveways are overlooked and there is visibility across to assist child safety. A combination of fences and planting might be used to give visual interest.



Wing walls between units allow small outdoor living areas at the street edge a reasonable degree of privacy

- G7c Provide supplementary outdoor living areas with a sunny, north-facing balcony.

Should the orientation, contours and configuration of a development preclude a sufficiently sized outdoor living area at ground or require this to be to the south of the dwelling, then a balcony directly off a main living room should also be provided. This would supplement the otherwise reduced quality and/or quantity of space at ground. Such a balcony must be to the north-west, north-east or north of the dwelling served, must be open to the north and should receive north sun for not less than four hours at midwinter.



Balconies opening out to the street edge from upper level living room, and ground floor privacy achieved with window setbacks and edge planting

PART B

ALL APARTMENTS

Application

These design objectives and guidelines apply to all apartments and not to townhouses.

B1

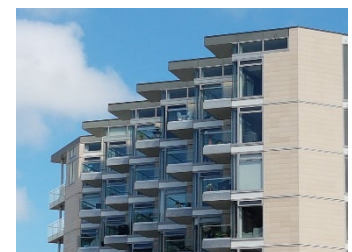
Planning for amenity

- O1 *Design objective*
To achieve reasonable sunlight and daylight to and outlook from apartments

- G1a *Guidelines*
 Ensure that at least one living area within each apartment receives some sun during the day.

Design for sunlight is fundamental to residential amenity and good residential planning. The potential to achieve sun depends on building form, plan configuration and the orientation of apartments, so should be addressed at the site planning stage. This will be ideally for three or more hours a day even in mid-winter. However, in any apartment development which includes single-aspect apartments it may be unavoidable that some south-facing units cannot achieve mid-winter sun. These should comprise not more than a small proportion (generally around 10-15%) of the total number of apartments in the development.

Consideration should also be given to summer sun-shading in north and west facing windows Summer shading becomes increasingly important when



Windows and balconies on a high-rise apartment block are oriented to optimize views as well as sun and privacy

windows are very large. While specific shading devices might be used, summer shading is often readily provided with eaves and roof overhangs. Cross-ventilation is also desirable for summer cooling.

- G1b Provide for outlook from all apartments.
Windows should be orientated to optimise the views available from each apartment, considering at the same time relation to the sun, and reasonable privacy for neighbouring units. At a minimum the plan configuration and façade design should ensure every apartment, and particularly its main living area, has an outlook over a space large and open enough to give a sense of the outside environment.

B2
Access and circulation

- O2 *Design objective*
To ensure access both to and within the apartment building is convenient, legible and efficient

- G2a *Guidelines*
 Provide convenient, safe and legible connections to the street and make main entrances and lobbies attractive, safe and well-lit.

Connections and entrances should be made legible and highlighted in building and landscape design. Shelter should be provided outside each main entrance, and the visual quality of main entrances is important in assisting wayfinding and establishing the identity of the development.

Lobbies should be large enough to accommodate circulation, any internal mail-boxes and to move large items of furniture.

For very wide developments, more than one entrance and vertical access core might be considered. Multiple entrances will enhance the level of activity at the street edge and reduce the need for internal corridors within the apartment block.

Entrance to residential units within a mixed-use development should be separate from commercial entrances. While desirable in all instances, this may not always be possible such as when an existing multi-storey building is converted to mixed use.

- G2b Make internal circulation to apartments efficient, convenient and understandable.

Routes should be direct and clear, with features that help people to orientate themselves. Very long corridors and convoluted circulation routes should be avoided. Windows providing daylight and a glimpse view of the outside will assist orientation within internal circulation. Widening of corridors to create small lobbies and denote apartment entrances will also assist orientation as well as enhance the sense of spaciousness.

Any balcony access to the front doors of apartments should be appropriately sheltered.



Apartment entrance signalled with canopy and signage



Apartment entrance from a lane signalled with setback, canopy and contrasting colours and materials

B3
Visual
privacy

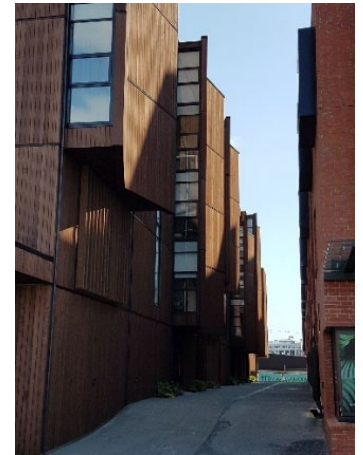
Design objective
O3 **To provide reasonable internal visual privacy for all units within a development.**

Guideline
G3 Provide for reasonable visual privacy within and between units by considering the relative placement of rooms and related private open spaces, and the orientation and design of windows.

Privacy can be provided by avoiding windows of adjoining dwellings directly facing into each other at close range, or directly into the private outdoor living area of a neighbouring dwelling and by considering the relative location and orientation of internal rooms, windows and private open spaces. Fences, and strategically located screens and trees or other substantial planting in the spaces between apartments can also contribute to privacy. However, when considering screening, privacy should be balanced with also providing for sun and outlook.

It is not necessary to provide absolute privacy by planning and design as window treatments such as blinds, screens and louvres which are commonly available and readily adjusted by the occupants as required will also be used to provide privacy to internal spaces. However these should complement but not substitute for planning and design for privacy.

Ground level rooms at the street side should have some level of privacy protection either through the use of building setbacks, the placement of landscaping elements and/or features between the street boundary and dwelling, or elevating the ground floor above the street boundary.



Apartment windows looking along a lane and orientated to avoid short range views into townhouses across the lane

B4
Servicing

Design objective
O4 **To provide servicing that is suitably generous, convenient and visually discreet.**

Guidelines
G4a Provide for convenient and discreet parking, rubbish and recycling storage.

All parking and servicing, including management of rubbish and recycling, should be provided in a way that maintains the amenity of common spaces within the development as well as the adjacent public realm.

Rubbish and recycling within the apartment and/or in common areas should be considered, and provision for refuse and recycling collection should be well integrated into the development. Facilities should be conveniently accessible for residents, and collection points readily accessible to service vehicles and rubbish collectors. Rubbish facilities should be located to not dominate main entries and be visually unobtrusive. They should be designed to avoid noxious smells within common areas of the development or across the boundary.

G4b Provide space for cleaning and servicing equipment.
Facilities for servicing and cleaning common areas within the building, and any common outdoor areas and planting should be considered and incorporated if necessary.



Servicing located under and behind the building in combination with carparking screened by a veneer of apartments fronting the street

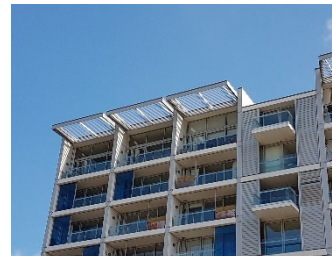
B5
Private balconies

O5 *Design objective*
To ensure private balconies are readily accessible and of sufficient quality to attract occupation and use.

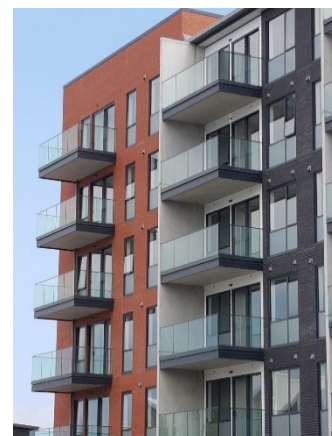
Guidelines
G5a Locate private balconies to be accessed from a living or dining area and design these to provide for comfort and occupation.

Balconies should ideally be to the north, east or west of the dwelling served, and must be open to the north and receive north sun to be suitable for regular occupation. Balconies will be private and directly accessed from the living or dining area of the unit served. In order to meet the reasonably anticipated private open space needs of the expected occupants these should provide a degree of enclosure, shelter and privacy, be large enough to take a small table and chairs and be oriented to receive sun at some stage during the day, all year round.

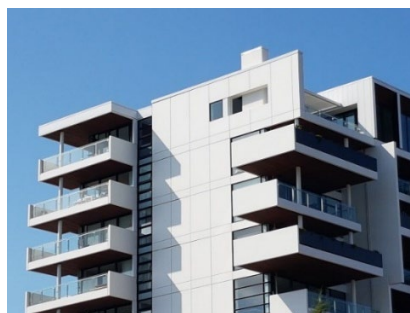
The extent to which balconies are provided for each unit may take into account their orientation relative to the sun (south facing balconies may be good for storage but otherwise offer limited benefit), and the availability and accessibility of a good quality shared outdoor living area or areas within the development.



Recessed balconies with sliding screens provide for sunshading and privacy while adding further visual richness to the façade

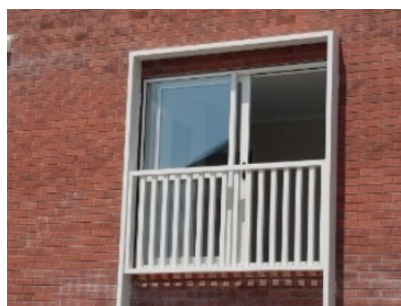


Wing walls spatially define balconies, and provide shelter and privacy



Partial enclosure and screening of balconies

G5b Consider capacity to open walls from the living areas of apartments to the outdoors, as a substitute for a balcony.
This, commonly known as a 'Juliet balcony', places sliding doors or windows directly or close behind a balustrade and allows the internal living area to be opened to the outdoors. For small apartments and/or for a portion of apartments in larger developments this may substitute for an outdoor balcony.



Examples of Juliet balconies

B6
Shared
outdoor
living areas

Design objective
O6 To ensure any shared outdoor living area is well-located and of sufficient quality to be attractive to residents.

Guideline
G6 Locate any shared outdoor living area to receive good sun and design it to be an amenity focus for the development.

A shared outdoor living area might be a feature of some developments and, depending on its size, location and quality, might substitute for private balconies. Such a shared space should be located and oriented to receive sun around midday or in the afternoon and evening even in midwinter and, depending on orientation and location, consideration should be given to providing shade and wind shelter. It should be large enough to provide furniture and landscape elements that support comfort and recreational amenity for users, and might be at ground, over parking levels or on a rooftop. Any shared outdoor living area should be readily accessible to residents from a main circulation route within the development, but public access should be managed. For reasons of safety, security and maintenance the public should generally not have unsupervised access to such facilities.



Apartment development with outlook onto a new open space. In this instance public access is provided for with shopfronts at the base of the apartments and fronting to the space.